

Heritage Land Bank Advisory Commission Meeting

Thursday, August 28, 2025 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

And via Microsoft Teams and telephone

MINUTES

I. Call to Order and Statement of Procedure

Chair Marshall called the meeting to order at 1:30pm

II. Roll Call, Introductions and Disclosures

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Charnon and Hansen
Excused: Commissioner Oswald

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle

Secretary's note: The meeting recording commenced after attendance was taken.

III. Approval of Agenda and Minutes

a. **August 28, 2025 Agenda:** A motion was made by Chair Marshall to change to order of the day to move the Director's Report to after the Action Items. **The agenda passed with no objection.**

b. **May 22, 2025 and June 26, 2025 Minutes:** Commissioner Charnon moved to approve the minutes as presented, Vice Chair Chmielowski seconded the motion and the **minutes passed with no objection.**

V. Action Items and Public Hearings

a. **Resolution 2025-03:** A Resolution supporting the Anchorage Fire Department's Heights Hill Road Fuels Break Project affecting HLB Parcels 2-125 and 2-126.

Ryan Yelle provided an overview of the project. AFD Wildfire Division Chief Jon Glover was present to speak to the logistical specifics of the fuel break project. Commissioners discussed the fuel types being targeted, specifically black spruce.

No members of the public wished to provide comments.

Commissioner Charnon made a motion to approve the resolution, Vice Chair Chmielowski seconded, and the item passed without objection 4-0.

IV. Director's Report

Director Briggs provided an update to the Commission including:

- Transfer of Management Authority of 6-075 and 2-127 – 2-136
- Update on the Former Clitheroe Center. Code compliance inspections and determining next steps
- Platting actions: upcoming community meetings for 6-057F Girdwood Industrial Park Phase 2, and 6-039 Orca Mountain View.
- Appropriation for Holtan Hills Offsite Infrastructure was approved by the Assembly; Offsite construction is underway and anticipated to be completed by the end of September. Buried trash was discovered along the road alignment.
- Staff have begun drafting 2026 Work Plan and anticipate having an HLBAC work session at the September HLBAC meeting.

Commissioner Charnon asked for updates/further information on the following:

- Trash found during excavation for Holtan Hills off-site improvements and its contamination status: Director Briggs informed the commission that testing for contaminants for review by DEC was completed
- Bikewood: HLB Staff provided an update that a permit has been issued to Bikewood to construct Phase 2 of the trail system and that the Easement for Phase 1 was still being drafted.
- Glacier Creek Village: Director Briggs informed the commission that there were no new updates and that HLB has not had a conversation with the developers for many months.
- HLBAC vacancies: Director Briggs informed the Commission of the proposed code change designating that a second commissioner reside in Girdwood.

VI. Persons or Items Not on the Agenda

Liam Coyle from the Girdwood Board of Supervisors Housing and Economic Committee introduced himself and asked about how to best stay up to date on HLB projects in Girdwood. Ryan Yelle provided guidance on resources.

VII. Commissioner Comments

There were no commissioner comments.

VIII. Next Regularly Scheduled Meeting Date: Thursday, September 25, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

IX. Adjournment

The meeting was adjourned at 1:58pm